



DRAFT FISCAL YEAR 2018
CDBG ONE-YEAR ACTION PLAN

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2018 (FY18) Plan was prepared by the New Albany Redevelopment Commission, which administers the City's Community Development Block Grant funds received through the U. S. Department of Housing and Urban Development. The FY18 Plan was developed in cooperation with public and private not-for-profit and profit sectors. Input from private citizens was also sought during the development of the Plan. A Citizens Participation Plan outlining the schedule of development and submittal was discussed at the Commission meeting and published in February. A public hearing was held in March to receive input and requests from the public and providers.

The focus of the FY18 Plan is on the urban neighborhood, i.e., the older and higher density area of the City, which is characterized by a high concentration of low-and moderate-income persons. In analyzing needs and discussing strategies to overcome those needs a breakdown of areas in housing and community development was utilized. Community development was further broken down into public facilities, social services and quality of life projects.

The Plan will prioritize the stabilization of urban neighborhoods through reinvestment in the City's aging infrastructure by improving pedestrian linkages throughout the City that allow for access to jobs by improving walk-ability and livability. The City is committed to quality of life improvements to the parks system and investments in enhancement and enrichment programs that benefit the urban youth and focuses on at-risk afterschool programming. Concentrated code enforcement will address various issues associated with having one of the oldest housing-stock in the State and is meant to enhance the City's commitment to provide safe, decent, and affordable housing for low-and moderate income residents. This includes elderly and disabled home owners which will be assisted through the housing programs by providing repairs that might otherwise be unattainable to sustain the property.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's objectives and proposed outcome are identified in AP-20 (Annual Goals & Objectives) and in AP-35 (Projects) that details each project and the expected outcome.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since 1975 approximately \$23.6 million has successfully been invested in the City of New Albany with Community Development Block Grant (CDBG) Program funds. The City has invested in infrastructure projects such as street improvements, sidewalk replacement/repairs, drainage improvements, neighborhood parks, and neighborhood centers in low-and moderate income neighborhoods. Community development activities have been undertaken to support youth enrichment and asset programs. The City has invested in home ownership assistance through first time home buyer counseling programs and providing direct home ownership assistance. Owner-occupied rehabilitation and minor or emergency repairs programs has been a staple of the City's CDBG program meant to stabilize deteriorating neighborhoods. The Neighborhood Stabilization Program (NSP) and the Owner-Occupied Rehabilitation (OOR) Programs have invested over \$7 million and been key to the stabilization of the City's Midtown area. The NSP1 rehabilitated and/or newly constructed 31 homes, one public facility and one community garden. The NSP1, Phase 2 has constructed 6 new affordable homes and rehabilitated one housing unit. The OOR program rehabilitated (15) owner occupied homes.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens participation is solicited by the Redevelopment Commission by holding public meetings and hearings directly inviting the views of citizens, public agencies, public service providers and other interested parties to ensure reasonable and accessible involvement and allow stakeholders and representatives of the community a voice in the drafting, implementation, and assessment of the City of New Albany's *Fiscal Year 2018 One-Year Action Plan*.

The Citizens Participation Plan & One-Year Action Plan are made available at various community centers throughout the City, including but not limited to the Redevelopment office, the New Albany-Floyd County Public Library, New Albany Housing Authority, The Salvation Army and on the City's website at www.cityofnewalbany.com.

The current schedule for the FY18, key dates is as follows. The Public information meeting and all public hearings are held in the Assembly Room, Room 331 City-County Building, (unless otherwise noted).

Tuesday, February 13, 2018, 2:30 p.m.

NARC will authorize the FY18 Citizens Participation Plan and key dates for the FY18 CDBG One-Year Action Plan.

Saturday, February 17, 2018

A summary of the Citizens Participation Plan will publish in the Tribune and post on the City's website.

Saturday, March 3, 2018

A notice of public hearing concerning the FY18 CDBG One-Year Action Plan will publish in the Tribune and post on the City's website.

Tuesday, March 13, 2018, 2:30 p.m.

NARC will conduct a Public Hearing concerning the nature of the Community Development Block Grant program and to accept community input into the development of the FY18 One-Year Action Plan in the Assembly Room, Room 331, City-County Building, New Albany, Indiana.

Tuesday, March 27, 2018, 2:30 p.m.

NARC will ADOPT a Draft FY18 One-Year Action Plan and authorize the Plan for distribution and publication of the Plan summary in the Tribune and on the City's website.

Saturday, March 31, 2018

Publish the FY18 DRAFT One-Year Action Plan summary in the Tribune, on the City's website and distribute to community agencies.

Monday, April 02, 2018 through Wednesday, May 01, 2018

A thirty-day comment period on the Plan commences and concludes.

Wednesday, May 09, 2018, 2:30 p.m.

NARC will ADOPT the FY18 One-Year Action Plan.

Tuesday, September 11, 2018, 2:30 p.m.

NARC will conduct a Public Hearing to report the Grantee's performance for FY2017.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A 30-day comment period will conclude on May 01, 2018. If comments are received they will be attached under the Administration Section (Attachments, Citizens Plan Comments).

6. Summary of comments or views not accepted and the reasons for not accepting them

The draft One-Year Action Plan was made available online, at the New Albany-Floyd County Public Library, the New Albany Housing Authority, the Redevelopment Office, and on the City's website for 30 days of comments which concluded on May 01, 2018.

All comments and views are encouraged and accepted.

7. Summary

The City of New Albany is committed to addressing the needs of the community and to the revitalization of neighborhoods through quality of life projects that are supported with CDBG funds as well as local resources.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NEW ALBANY	
CDBG Administrator	NEW ALBANY	Redevelopment
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The U. S. Department of Housing & Urban Development (HUD) awards Community Development Block Grant (CDBG) funds to "Entitlement Communities", which are based on a formula calculation including population, pre-1940's housing stock, and the growth and decline of the jurisdiction. The Department of Redevelopment is the responsible entity and has several seasoned staff members assisting in the implementation of the City of New Albany's CDBG Program.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Department of Redevelopment serves as the lead agency in the preparation and administration of the City's CDBG Program One-Year Action Plan. Citizen participation was solicited at all stages of the development of the FY18 Plan. In order to better use the resources of the community and expertise of non-corporate organizations with interests in urban development, a better living environment, and affordable housing the Department of Redevelopment involved non-profit, not-for-profit, social service agencies, housing organizations, and other municipal governing bodies in the development and assessment of the City's needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of New Albany adopted a new Comprehensive Plan in 2016/17, bringing together housing advocates, governmental agencies and community leaders which reiterated the City's commitment to affordable housing while reducing the number of project based public housing units. The City and the Housing Authority are working together on a strategic plan to help decentralize public housing within New Albany. The Director of Redevelopment and the New Albany City Plan Commission partner with the New Albany Housing Authority (NAHA) staff, the Mayor, NAHA Board on housing matters, including planning and redevelopment of affordable housing in various neighborhoods. In particular, they are working with NAHA on their Rental Assistance Demonstration (RAD) project to de-concentrate several areas of extreme poverty concentration in the City.

The City Engineer, Public Works Projects Supervisor, and City Plan Commission Chief Planner consult with local government agencies by attending the Kentuckian Regional Planning & Development Agency (KIPDA) monthly meetings. KIPDA is currently collecting data through a Needs Assessment Survey to support planning and development of programs and services for an Area Plan. The New Albany Redevelopment Commission and Floyd County Redevelopment Commission have setup a committee to begin discussions between the two boards.

The City of New Albany participates in the Southern Indiana Housing Initiative (SIHI) organization. SIHI is the regional collaborative group of housing, and service providers, public and private. SIHI meets bi-monthly and the membership includes the New Albany Housing Authority, local mental health agencies, and social service agencies among others. They also, serve as the local Continuum of Care (CoC). LifeSpan has held an office in the New Albany YMCA/New Albany Aquatic Center since its construction by the New Albany Redevelopment Commission and the YMCA and partner in assisting elderly, disabled and those in need of medical and social transportation.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As mentioned above the SIHI is the local Continuum of Care (CoC) group. The City of New Albany has been a member since its inception and Redevelopment's Neighborhood Initiatives Assistant regularly attends the SIHI meetings and participates in the local CoC. SIHI and Homeless Coalition of Southern Indiana (HCSI) is another organization that participates with SIHI agencies and are in discussion of a merger. The Point In Time Count in January each year which is now coordinated by Jessica Floyd of LifeSpring Mental Health Services brings many of these agencies together. The City completes the Certification of Consistency with the City's Consolidated Plan as appropriate and needed for any of these agencies. The City also provides assistance with any environmental review process as needed.

Harrison Education & Literacy is a program funded by the CDBG and is assisting young Floyd County Corrections detainees in hopes of making better life choices and not returning to the system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of New Albany does not receive ESG funding. Local agencies apply to the State of Indiana for funding through the CoC. The agencies receiving funding must report on HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEW DIRECTIONS HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Public Hearing and submitted a request for funding the Repair Affair Program, which has assisted 79 New Albany homes in the last 5 years. A representative spoke of the housing programs that they have partnered with the City over the last 5 years including NSP, ERP, OOR, etc.
2	Agency/Group/Organization	Hope Southern Indiana
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended the Public Hearing and spoke of the Pack the Bus Program requesting funding. She provided an overview of the current programs that Hope assists the community with and requested funding for another Program to assist middle and high school youth with clothing to begin the school year.
3	Agency/Group/Organization	Southern Indiana Housing Initiatives
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Health Agency Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Neighborhood Initiative Assistant provided FY 18 CDBG Program information to Southern Indiana Housing Initiative (SIHI) at the SIHI February meeting, which is the local CoC. SIHI addresses homelessness, housing issues and social & health services.
4	Agency/Group/Organization	New Albany Parks & Recreation
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Quality of Life Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the New Albany Parks Department attended the public hearing and detailed past performance and requested FY18 funding for the Youth Enrichment Program.
5	Agency/Group/Organization	STEP AHEAD PROGRAM -
	Agency/Group/Organization Type	Services-Children Services-Education Business and Civic Leaders Consortium (4 agencies)
	What section of the Plan was addressed by Consultation?	Quality of Life Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies of the consortium attended the public hearing and presented past performance and requested FY17 funding.

6	Agency/Group/Organization	New Albany Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Two representatives from the New Albany Housing Authority attended the public hearing to observe but did not comment. The NAHA Director was consulted and contributed the information for AP-60 section of the Plan.
7	Agency/Group/Organization	Harrison Education & Literacy Program
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Corrections program & institutions
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Harrison Education & Literacy Program had two representatives that attended the public hearing to detail past performance and requested funding to continue the Freedom 101 (Recidivism) Program in the Floyd County Corrections facility.

8	Agency/Group/Organization	LifeSpan Resources
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Two LifeSpan Resources representatives attended the public hearing and provided information on the need for transportation for the elderly and disabled especially those persons in the New Albany Housing Authority. A request for funding transportation services was submitted.
9	Agency/Group/Organization	Breakaway House
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Recovery Treatment Center
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Two representatives attended the public hearing and spoke about the recovery treatment house for women. They would like to see a community garden funded.

10	Agency/Group/Organization	HAVEN HOUSE SERVICES, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of Haven House was consulted and contributed information that is addressed in Section AP-65.

Identify any Agency Types not consulted and provide rationale for not consulting

The Citizens Plan schedule of meeting dates is published in the local newspaper (News & Tribune) and encourages participation from any and all agencies, citizens, and local organization throughout the planning process. The Neighborhood Initiative Assistant attends the local CoC meetings (SIHI) and consults with various agencies and asks them to contribute to the Plan. All types of agencies are contacted via public meetings, emails, direct conversation, or public hearing.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Southern IN Housing Initiatives	In the City's Strategic Plan the largest need identified was housing cost burden. The City continues to assist low-and moderate-income homeowners with repairs that would otherwise be a financial burden on the family. The City's NSP Phase 2 Program has rehabilitated affordable housing units.
City of New Albany Comprehensive Plan	New Albany City Plan Commission	The Comprehensive Plan addressed the need for affordable housing, transportation, public infrastructure improvements.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City will continue to work with its partners, developers, civic leaders and local organizations including Southern Indiana Housing Initiatives agencies and Homeless Coalition of Southern Indiana to seek and acquire other funding sources to address the needs of the community.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The view of citizens, public and private agencies, non-profits, not-for-profits, and other interested parties are solicited to ensure reasonable and accessible involvement of the citizens of New Albany in the drafting, implementation, and assessments of the City's FY2018 One-Year Action Plan. Participation is solicited through public information meetings, public hearings, newspaper advertisements, and Department of Redevelopment outreach. The Citizens Participation Plan and the FY18 One-Year Action Plan were sent via email to 44+ persons/agencies and are available at various community centers throughout the City, including but not limited to the Redevelopment office, the New Albany-Floyd County Public Library, New Albany Housing Authority, The Salvation Army and on the City's website at www.cityofnewalbany.com. The Citizens Plan and One-Year Action Plan Summary are posted in Spanish.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public hearing on March 13, 2018, to inform the community about the eligible activities for the CDBG Program and accept public input & requests for funding.	Eleven agencies attended the public hearing, of which 7 gave prepared summaries of past performance and requested funding for Fiscal Year 2018. One new agency requested funding for the FY18	All comments were accepted.	
2	Newspaper Ad	Non-targeted/broad community	Published Citizens Plan Schedule of dates in the local newspaper on February 17, 2018.	Several agencies called letting us know that they will be in attendance at the hearing and to request applications to request funding.	All calls are accepted and responded to as applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The FY18 Citizens Plan was posted on the City's website on Friday February 16, 2018 in English and Spanish.	No comments received to date.	All comments would be accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The complete Citizens Plan was sent via email in English and Spanish to 44 agencies/persons for posting and distributing to other interested parties.	Several agencies contacted Redevelopment via phone or email regarding the Plan and/or requested funding.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	A public meeting held on March 27th, distributed the Draft Plan to the Redevelopment Commission and will be released to the public for comments.	None to date	All comments are accepted.	
6	Newspaper Ad	<p>Non-targeted/broad community</p>	The summary of the proposed projects is published in the local newspaper on Saturday, March 31, 2018, and released for the 30-day comment period beginning April 2, 2018	Comments submitted as attachments to Plan.	All comments will be accepted and submitted with Plan to HUD.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The Draft Plan will be posted on March 30th on the City's website for a public comment period to begin on April 2nd and conclude on May 1, 2018.	Waiting on comments.	All comments and views will be accepted and sent to HUD with Plan.	
8	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The Draft Plan summary will be distributed to 44+/- agencies/persons via email for comments, views and postings.	Comments submitted as attachments to Plan.	All comments will be accepted and sent to HUD with Plan.	
9	Public Meeting	Non-targeted/broad community	After the comment period concludes the Action Plan will be adopted at a public meeting on Wednesday, May 9, 2018.	Comments received will be attached under the Administrative Section of the Plan.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Newspaper Ad	Non-targeted/broad community	A legal advertisement was published in accordance with IC for a public hearing to be conducted on March 13, 2018 to hear comments on the FY18 One-Year Action Plan.	Several calls were received from agencies preparing to attend.	All comments are accepted.	
11	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The legal advertisement of the Public Hearing was posted on the City's website.	No comments were received.	All comments are accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the FY18 One-Year Action Planning process an estimated amount of \$610,221 (prior year allocation) was used for the FY18 allocation to prepare the Draft Plan. The City will adjust (increase/decrease) proportionately our budgeted amounts by the percentage across all projects/activities to reconcile the budget once the allocation is sent from the U. S. Department of Housing & Urban Development. The allocation of \$610,221 along with estimated program income of \$600 will assist in achieving the goals and objectives along with any carry over funds from FY17. The overall benefit certification requirement of the funding to benefit low- and moderate-income individuals, households or areas will be exceeded by the City during the program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	610,221	600	566,553	1,177,374	612,618	Funding uses detailed in "Use of Funds"

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no matching requirements for the City's CDBG program. However, many of the public service and housing programs have larger budgets and are only partially funded with CDBG. Many of the public service and housing agencies leverage private funding along with State and other grant funding. In-kind services are also leveraged in the housing programs.

The City will carry over approximately \$566,553, from FY 17 funds to complete ongoing projects such as park improvements and sidewalk repairs. Those funds are detailed in Section AP-35 of the Plan. All of the public service activities bring additional funding to their programs via other grants, donations, etc.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of New Albany owns vacant & structured properties and intends to assist Habitat for Humanity and New Directions Housing Corporation (NSP developer) through donations of properties for either new construction or for the rehabilitation of structures specifically to provide affordable housing units. The Department of Redevelopment is currently in negotiation with Habitat for 2 properties of which one will assist a disabled home owner.

Discussion

The City of New Albany's primary goals for FY18 are to improve accessibility through public infrastructure improvements, reinvestment in the City's parks & recreation centers, development of affordable housing units, the prevention of homelessness, and support of social services for low income urban youth. All of these projects and activities will require additional resources other than CDBG. The City of New Albany will work with the recipients to support applications to outside agencies for additional funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Modifications for L/M Homeowners	2015	2019	Affordable Housing	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$115,500	Homeowner Housing Rehabilitated: 33 Household Housing Unit
2	Code Enforcement	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$70,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
4	Infrastructure Improvements	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities	CDBG: \$457,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 855 Persons Assisted
5	Park Facility Improvements	2015	2019	Non-Housing Community Development	Low Income Census Tracts	Create Sustainable Communities Increase Access to Public Serv. & Transportation	CDBG: \$350,874	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2095 Persons Assisted
6	Youth Services	2015	2019	Non-Housing Community Development	City of New Albany	Increase Access to Public Serv. & Transportation	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 2757 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Fair Housing and Coordination	2015	2019	Non-Housing Community Development	City of New Albany	Administration and Fair Housing Initiatives	CDBG: \$94,000	Other: 2 Other
8	Demolition/Stabilization of Buildings	2015	2019	Non-Housing Community Development	City of New Albany	Reduce Slum and Blight	CDBG: \$10,000	Buildings Demolished: 1 Buildings

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Home Modifications for L/M Homeowners
	Goal Description	Minor (emergency) rehab/repair for low-and moderate-income homeowners including elderly and disabled. The Emergency Repair Program (\$104,000) & the Repair Affair Program (\$11,500) are both included under this objective and are in the City's Target Areas.
2	Goal Name	Code Enforcement
	Goal Description	A comprehensive effort to arrest the decline of deteriorated areas by code enforcement of the local and State building and housing codes.
4	Goal Name	Infrastructure Improvements
	Goal Description	A continuation of spot basis sidewalk improvements where deteriorated sidewalks restrict connections that can benefit pedestrians. This activity includes ADA ramps as identified.
5	Goal Name	Park Facility Improvements
	Goal Description	Improvements will continue at the Griffin Street Center including but not limited to building exterior stabilization and interior improvements.

6	Goal Name	Youth Services
	Goal Description	Youth services providing enriching opportunities are provided by several agencies and organizations; Hope Southern Indiana, YMCA, Our Place Drug/Alcohol, Open Door Youth Services, New Albany Parks Department, and Harrison Literacy & Education. These opportunities might otherwise be unattainable.
7	Goal Name	Fair Housing and Coordination
	Goal Description	Fair Housing Choice and general administration for the implementation of the City's Fiscal Year 2018 One-Year Action Plan.
8	Goal Name	Demolition/Stabilization of Buildings
	Goal Description	Removal of dilapidated houses and/or structures (garages/sheds)

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's FY18 goals include providing assistance with housing rehabilitation through the Emergency Repair & Repair Affair Programs, concentrated code enforcement in targeted areas, public services for low-and moderate income urban youth, park facility improvements and sidewalk replacements. All projects are listed below with information to support the eligibility and national objective.

Projects

#	Project Name
1	Minor Housing Rehabilitation
2	Concentrated Code Enforcement
3	Sidewalk Spot Improvements
4	Park Facility Improvements
5	Repair Affair Program
6	Building Youth Assets Program
7	NA Parks Department Youth Enrichment Program
8	New Albany Rides
9	Pack the Bus
10	Clothe a Teen
11	Freedom 101
12	General Administration/Planning & Fair Housing Activity
13	Clearance & Demolition

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of New Albany's primary priorities are investments in the infrastructure including sidewalks, parks, concentrated code enforcement, and housing. Challenges for the City are reaching the underserved people in the community, which are families living in poverty. The City of New Albany and its partners, particularly through the Southern Indiana Housing Initiative, will need to seek additional funding for its initiatives assisting these families due to funding shortages. Projects that address the needs of persons with disabilities (Emergency Repair & Repair Affair Programs and New Albany Rides) will receive priority for funding to ensure people who are not accessing programs are able to find the helping hand out of poverty and a path to self-sufficiency.

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	Minor Housing Rehabilitation
	Target Area	Low Income Census Tracts
	Goals Supported	Home Modifications for L/M Homeowners
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$104,000
	Description	Minor (emergency) repair/rehabilitation for low-and moderate-income homeowners in the City's CDBG Target Areas including replacing/repairing roofs; furnace repairs/installation, electrical, plumbing, windows, etc., and other repairs that are meant to sustain the property. 24 CFR 570.202(a)(1) low/mod benefit
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 5-6 low-and moderate-income homeowners will be assisted with repairs.
	Location Description	Sites to be identified at a later date.
	Planned Activities	Emergency repairs/rehabilitations for owner occupied homeowners of the CDBG Target Areas.
2	Project Name	Concentrated Code Enforcement
	Target Area	Low Income Census Tracts
	Goals Supported	Code Enforcement
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$70,000
	Description	A comprehensive effort to arrest the decline of deteriorated areas by funding salary & overhead costs associated with the enforcement of the City & State housing & building codes in the CDBG Target Areas where improvements are being made with CDBG & local funds. Eligible per 24CFR 570.202(c), low/mod area benefit
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Entire low-and moderate-income neighborhoods will benefit from this activity as well as the City at large.
	Location Description	Sites of enforcement yet to be determined.
	Planned Activities	Code and cleanliness of premises violations will be addressed.
3	Project Name	Sidewalk Spot Improvements
	Target Area	Low Income Census Tracts
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$457,000
	Description	Spot Basis sidewalks improvements are planned throughout the City's CDBG Target Areas where deteriorated sidewalks restrict connections that can benefit pedestrians, walk-ability & livability. ADA compliant ramps are included as well as retaining walls where needed. Eligible per 24CFR 570.201(c), low/mod area benefit
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Specific spot basis sidewalk areas are yet to be determined.
	Planned Activities	Replacement of deteriorated sidewalks including ADA compliant ramps as needed.
4	Project Name	Park Facility Improvements
	Target Area	Low Income Census Tracts
	Goals Supported	Park Facility Improvements
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$350,874

	Description	Continued improvements at one of the oldest park facilities in the City, Griffin Street Neighborhood Park Center that will include exterior and interior stabilization and improvements. Eligible per 24CFR 570.201(c) low/mod area benefit
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	2095 area residents may benefit from the facility of which 1330 are considered low-and moderate-income residents.
	Location Description	This center is in one of the oldest schools in the City of New Albany and located between two of the City's Housing Authority campuses at 1140 Griffin Street.
	Planned Activities	Park facility improvements.
5	Project Name	Repair Affair Program
	Target Area	City of New Albany
	Goals Supported	Home Modifications for L/M Homeowners
	Needs Addressed	Create Sustainable Communities
	Funding	CDBG: \$11,500
	Description	Repair Affair Southern Indiana is a region-wide volunteer effort that provides elderly and disabled low-income homeowners with minor home repairs. The funding will cover expenses incurred by New Directions Housing Corporation for administration and implementation of this program in the City of New Albany including salary and associated program delivery costs. Eligible per 24CFR 570.201(e) low/mod benefit
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 28 elderly and/or disabled low-income homeowners will benefit from the Repair Affair Program.
	Location Description	Applicants will be selected by low-income documentation and specific needs. Sites are not determined at this time.
	Planned Activities	Minor repairs to homes of low-income elderly and/or disabled persons/families.

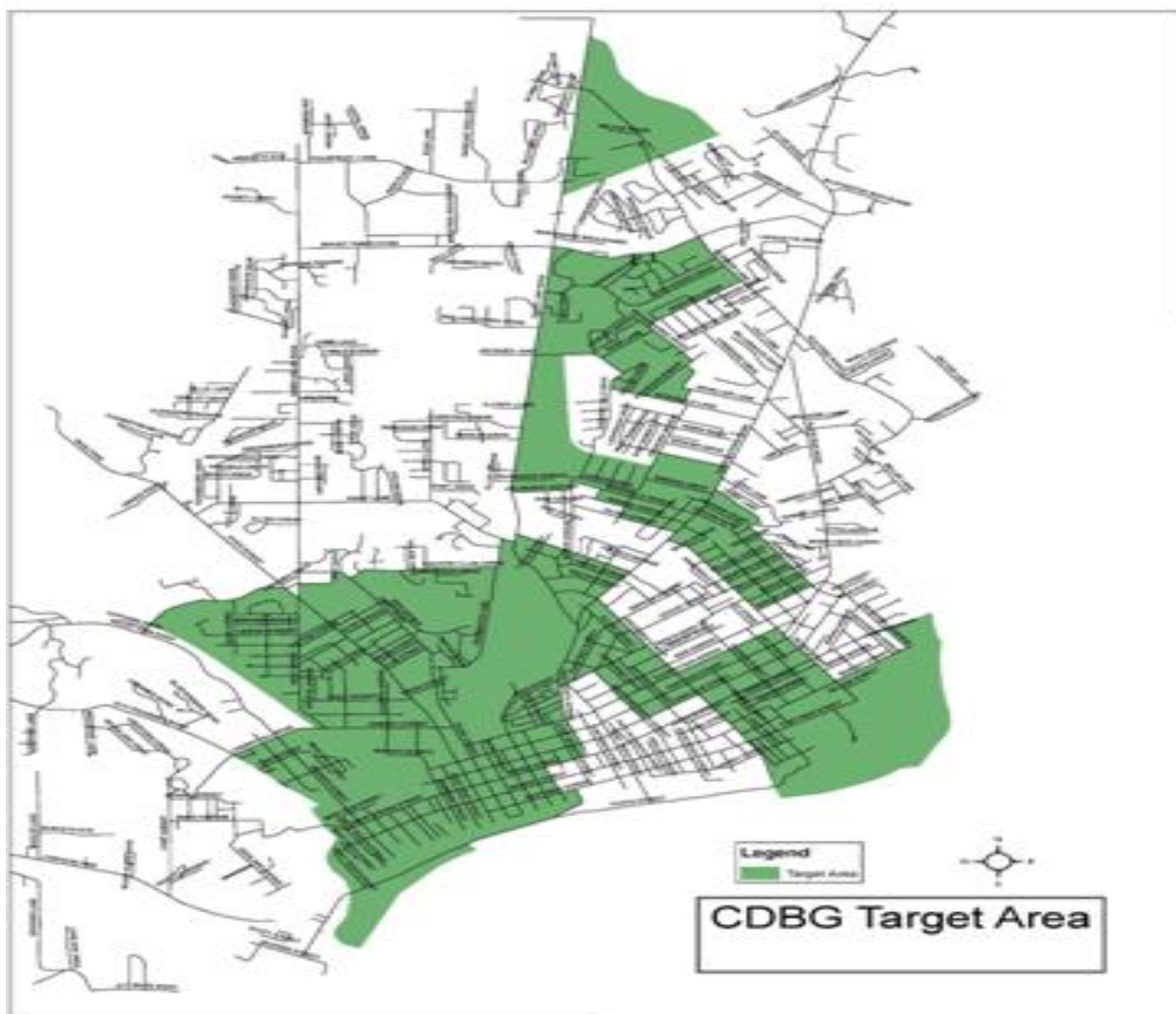
6	Project Name	Building Youth Assets Program
	Target Area	Low Income Census Tracts
	Goals Supported	Youth Services
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$27,500
	Description	A consortium of 4 organizations (NA-FC School Corporation, YMCA, Open Door Youth Services, Our Place Drug/Alcohol) with the primary objective of providing quality afterschool programming to provide urban youth with a variety of enhancement and educational opportunities, afterschool childcare (tutoring), and recreational opportunities meant to prevent delinquency. These programs are fiscally supported by a wide array of funding mechanisms including CDBG. Eligible per 24CFR 570.201(e), low/mod benefit
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 554 low-income youth on the federal reduced or free lunch program will benefit from these 3 programs.
	Location Description	These programs take place at several New Albany school locations; S. E. Jones School, Fairmont, Slate Run and Green Valley.
	Planned Activities	Educational and recreational activities to prevent delinquency.
7	Project Name	NA Parks Department Youth Enrichment Program
	Target Area	Low Income Census Tracts
	Goals Supported	Youth Services
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$32,500
	Description	A partnership with the New Albany Parks Department to provide enrichment activities including; recreational sports, cultural field trips, life skills classes, educational opportunities and equipment as needed. Eligible per 24CFR 570.201(e), low/mod benefit
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 youth on the federal reduced and/or free lunch programs will benefit from this activity.
	Location Description	This Program takes place at the Griffin Neighborhood Center at 1140 Griffin Street.
	Planned Activities	Enriching, educational and quality of life skills are planned.
8	Project Name	New Albany Rides
	Target Area	City of New Albany
	Goals Supported	Public Services & Transportation
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$5,000
	Description	This project will promote independent living for people of all ages by providing transportation to life-enhancing locations such as grocery stores, pharmacies, senior centers, medical appointments, etc., for elderly and/or disabled throughout the City of New Albany. Eligible per 24CFR 570.201(e) low/mod benefit
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 220 low-income persons will be served through this activity.
	Location Description	The beneficiaries of this activity will be residents of the City of New Albany including the New Albany Housing Authority.
	Planned Activities	Transportation services for elderly and disabled resident of the City of New Albany.
9	Project Name	Pack the Bus
	Target Area	City of New Albany
	Goals Supported	Youth Services
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$5,000

	Description	This program is designed to provide urban youth on the federal reduced or free lunch program a backpack and/or school supplies at the beginning of the school year that might otherwise be unattainable. Eligible per 24CFR 570.201(e), low/mod benefit
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1500 participants in the federal reduced and/or free lunch program will receive assistance.
	Location Description	Various schools in the City of New Albany.
	Planned Activities	
10	Project Name	Clothe a Teen
	Target Area	City of New Albany
	Goals Supported	Youth Services
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$4,700
	Description	Middle and High School students in need of appropriate (defined by NA_FC school system) back-to-school clothing that are referred to Hope Southern Indiana by teachers, school administrators, or social service case workers will receive a \$75 voucher for a local department store. The shopping trip is overseen by volunteers to ensure school compliance. Eligible per 24 CFR 570.201(e) low/mod benefit
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 53 low-income students that will be assisted by this activity.
	Location Description	There is no location specific to this activity.
	Planned Activities	Providing assistance for students in need of appropriate clothing for school.
11	Project Name	Freedom 101
	Target Area	City of New Albany

	Goals Supported	
	Needs Addressed	Increase Access to Public Serv. & Transportation
	Funding	CDBG: \$5,300
	Description	A secular program "Dealing with Confinement" is a four day seminar of approximately 25+/- hours with follow-up sessions that uses experiential exercises, mindfulness introduction, ironic humor and music to help participants understand their actions and assist them in making better choices once they are released from incarceration. Eligible per 24CFR 570.201(e), low/mod benefit
	Target Date	4/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 30 participants incarcerated in the Floyd County Corrections will benefit from this activity.
	Location Description	Floyd County Corrections, 311 Hauss Square, New Albany, IN
	Planned Activities	A four-day dealing with confinement seminar.
12	Project Name	General Administration/Planning & Fair Housing Activity
	Target Area	City of New Albany
	Goals Supported	Fair Housing and Coordination
	Needs Addressed	Administration and Fair Housing Initiatives
	Funding	CDBG: \$94,000
	Description	Funded throughout the Five-Year Plan to provide for implementation of the CDBG Program including but not limited to office supplies, materials, advertising expenses, office equipment, staffing & other related expenses to the CDBG Program. An estimated \$2,500 is set aside to implement Fair Housing education or other planning activities. Eligible per 24CFR 570.206 & 205
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	311 Hauss Square, New Albany, IN

	Planned Activities	Administration and implementation of the Fiscal Year 2018 CDBG One-Year Action Plan and furthering Fair Housing.
13	Project Name	Clearance & Demolition
	Target Area	City of New Albany
	Goals Supported	Demolition/Stabilization of Buildings
	Needs Addressed	Reduce Slum and Blight
	Funding	CDBG: \$10,000
	Description	Removal of dilapidated housing including structures (garages/sheds), which have deteriorated to a condition beyond feasible rehabilitation and that pose a threat to public health and safety to the community. Eligible per 24CFR 570.201(d), slum/blight benefit
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One to two houses will be cleared and the neighborhood at large will benefit.
	Location Description	To be determined.
	Planned Activities	Demolition and/or clearance for public health and safety hazards.



AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area is comprised of less than four (4) square miles of the City's 14.5 square miles. The City of New Albany's inner-city and oldest part of New Albany has the most concentrated areas of low-income and minority concentration and represents the greatest housing density. These low-and moderate-income census tract areas are considered the City's CDBG Target Area.

Geographic Distribution

Target Area	Percentage of Funds
Low Income Census Tracts	99
City of New Albany	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The overall size of the target area means that no allocation is more than a couple of miles distance from another and therefore benefits of allocation are shared by the majority of residents and businesses. Because of the deteriorating infrastructure in the area the greatest reinvestment of CDBG funds for public facility projects and quality of life projects which will be located in the areas of low-income concentration. Reinvestment in affordable housing is an important priority and will be accomplished by assisting Habitat for Humanity and New Directions Housing Corporation through the donation of properties for the rehabilitation and/or new construction of affordable housing units.

Discussion

Geographic distribution allocation & rational are both discussed in the above sections.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City recently adopted the new Comprehensive Plan in which they recognized the need to expand the supply of affordable housing units and committed to an 8% set aside of affordable housing units in all City partnered housing developments. The City also recognized the need to encourage developers to make that same commitment. The Neighborhood Stabilization Program Phase 2, is currently rehabilitating 2 affordable housing units to add to the 7 units completed. The City will continue this effort by assisting Habitat for Humanity and New Directions Housing Corporation with donations of properties to rehab or for new construction. The ongoing concentrated code enforcement, emergency repair and repair after programs support sustainability of the aging housing stock in the City and allow families to stay in their house and the elderly to age in place.

Three tax credit properties currently serve low-income residents including the elderly in the City of New Albany. St. Edward Court situated in the downtown area having easy access to amenities has 50 units set aside for low-income residents. Valley Ridge Apartments has an additional 95 units set aside and is on the bus (TARC) route which makes it easily accessible for those without regular transportation. Brookview Glen Apartments is situated within a half mile of the Valley Ridge location and therefore is accessible to transportation as well. Brookview has 66 affordable senior housing units with 3 units set aside for transient housing for the homeless. Another tax credit property (Hellenic Senior Living) recently constructed 125 units in the City of New Albany and opened in early 2018. These units were exclusively designed to serve low income seniors.

One Year Goals for the Number of Households to be Supported	
Homeless	81
Non-Homeless	0
Special-Needs	1
Total	82

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	336
The Production of New Units	2
Rehab of Existing Units	33
Acquisition of Existing Units	0
Total	371

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

A comprehensive effort to arrest the decline of deteriorated housing areas by funding the salary and overhead costs directly related to the code enforcement of the City & State building and housing codes in the low-and moderate-income census tracts has been ongoing throughout the Five-Year Plan. The Neighborhood Stabilization Program Phase 2 will continue to provide affordable home ownership opportunities through rehabilitation (2 in process) and new construction. The City continues its partnership with Habitat for Humanity by donating two properties for Habitat's new construction of affordable housing units. One Habitat unit is specifically designed for a handicapped accessible family. The CDBG Emergency Repair & Repair Affair Programs will assist current home owners with repairs that might otherwise be unattainable for them. This allows the home owner to remain in the housing unit.

AP-60 Public Housing – 91.220(h)

Introduction

The New Albany Housing Authority developments have varied needs due to the 40 year difference in age. The long term capital needs combined with shrinking capital subsidies place the sites in a tenuous position. NAHA is currently planning a long term revitalization strategy using the Rental Assistance Demonstration (RAD) and Section 18 Demo/Dispo programs.

The Strategic Plan could, among other options, try to convert public housing to Project Based Section 8, a more robust form of operating subsidy which is better understood by tax credit underwriters, lenders and IHFA. This strategy is intended to attract both 4% and 9% tax credits. For sites planned for replacement (Beechwood, Parkview Terrace, Vance Court, and Broadmeade Terrace) the sites will be reconfigured to reconnect to city streets and create defensible space for residents. The goal is to replace or reduce barracks styled units with a modern multi-level appearance similar to market rate apartments. The New Albany Housing Authority has entered into a Memorandum of Understanding (MOU) with the City of New Albany that outlines the direction of New Albany Housing Authority over the next ten years.

Actions planned during the next year to address the needs to public housing

The NAHA began re-tooling its operations. Some of the more immediate objectives are:

1. Additional certifications in operational management in blended occupancy, LIHTC, and Section 8 Programs NAHA will evaluate the status of all funding appropriate certifications to make decisions about staffing rations and management implementation. NAHA will continue to evaluate measures available to transition existing workforce to the modified workplace of RAD.

Other objectives to be accomplished over the next five years include:

2. Complete the application for a Community Housing Development Organization using the Southern Indiana Community Housing (501 c 3) as the vehicle.
3. Put an emphasis on the decentralization of public housing stock.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

NAHA has a HUD mandate to involve residents. Since we currently have no resident councils despite our best efforts, we continue to:

Encourage resident comment via a monthly newsletter sent to every resident describing any policy or procedural changes, activities scheduled at all sites open to residents, dates for the board meetings and general information about the agency activities.

- Hold advertised meetings at all sites when any important information is to be given, any significant changes to our annual or five-year plan.
- Facilitate a resident advisory board that represents not only public housing but section 8 residents.
- Conduct posted office hours when residents wish to speak with either managers or administration.
- Document tenant concerns either through the public meetings, surveys, or ad hoc tenant meetings.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The New Albany Housing Authority is not designated as a financially troubled public housing agency.

Discussion

In the past NAHA has depended on public housing funding to support over 66% of their housing activity and Housing Choice Vouchers to fund the remaining 33%. As NAHA implements RAD, Section 18, public housing, and Low Income Housing Tax Credits, current staff will be offered the opportunity to gain additional certifications to prepare for the transition away from public housing funding and management objectives to a market-based approach. This method will include learning more about increasing onsite responsibility for day to day operations under project based Section 8 (PBRA or PBV).

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of New Albany is part of the Region 13 of the State of Indiana Balance of State of Continuum of Care. In addition to Floyd County, Harrison, Crawford, Orange, Washington, Clark, Scott and Jefferson County make up the rest of the Region 13 planning council. The Southern Indiana Housing Initiative (SIHI) is the primary collaborative organization to address the homelessness needs in the community. Region planning and the Point in Time Count are completed with the assistance of the SIHI. Each region has a region chair and is comprised of providers who serve people experiencing homelessness or at risk of homelessness. All regions are part of the IN Balance of State CoC Collaborative Application to HUD for McKinney Vento funding. The Indiana Balance of State Continuum of Care (CoC) is the planning body for initiatives in ending homelessness in Indiana and is made up of 14 distinct regions. To do so, this group supports the development and ongoing maintenance of a strategic, comprehensive system to address homelessness.

This includes supporting the development and ongoing maintenance of a strategic, comprehensive system to address homelessness, strategies for engaging mainstream partnerships, the provision of shelter, temporary housing, services, and permanent housing. The goal is to ensure that all residents of the State of Indiana are able to access and maintain permanent housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The local Continuum of Care (CoC), the City, NAHA, SIHI, and HCSI organizations will continue to work toward implementing the goals & strategies identified in the “Strategic Plan to End Homelessness in Clark & Floyd Counties by 2025”. One such goal, i.e., an inclement weather assistance program called “White Flag” will continue to be implemented using an emergency sheltering procedure for the homeless in times of the temperature dropping below 35 degrees by HCSI, VOA and The Salvation Army like the last two winters. The HCSI created a partnership with public transportation (TARC) and secured free laundry service for those at the White Flag site.

Haven House will continue to serve (house) the bulk of the homeless population in Southern Indiana. They housed 104 individuals at their peak this past year. The Salvation Army, Hope Southern Indiana, SIHI, and HCSI agencies are all organizations that assess homeless persons needs and streamlines access to the service providers and other resources available in the community.

The City of New Albany will continue to support the efforts of these organizations including SIHI and HCSI as a part of the local regional CoC in assessing the needs of homeless persons and those at-risk of

becoming homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Haven House, The Salvation Army, Hope Southern Indiana, SIHI & HCSI members, continue to assess and address the needs of homeless persons and all serve as a point of referral or admissions for a broad variety of service and housing programs that operate in our community. St. Elizabeth's and Center for Women & Families provide mental health and case management services. HCSI's goal for this year is to recruit additional support teams and raise funds to cover operational costs for the White Flag Operation.

Emergency Shelter:

- Center for Women and Families – 10 rooms with 36 beds
- St. Elizabeth Catholic Charities – 19 beds (women & children)
- Haven House (Williams Emergency Shelter) - 82 beds (served up to 104 at peak)

Transitional Housing/Family Stability Program:

- St. Elizabeth Catholic Charities – St. Elizabeth Regional Maternity Center – 12 beds

Permanent Supportive Housing/Rapid Re-Housing

- LifeSpring - Permanent Supportive Housing - 28 beds (June Super NOFA application for 40 more beds)
- St. Elizabeth's Catholic Charities- Affordable Supportive Housing - 9 units (26 beds)

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Center for Women and Families offers emergency shelter for survivors of partner violence with 10 rooms with 36 beds for adults and children. LifeSpring has 28 Permanent Supportive Housing beds and has made an application for an additional 40 beds. The Volunteers of America (VOA) provides supportive services (vocational, educational, counseling, etc.) for Veteran Families promoting housing stability among very low-income veteran families who reside in or are transitioning to permanent housing within 90 days. VOA also provides rent and utility assistance, HIV & Hep C testing and education.

The City of New Albany funded Haven House with \$50,000, this year to provide services for the homeless. Haven House has a Veteran Officer in house every Tuesday and is working with employers to secure jobs for the residents and the health department for medical needs. Haven House directs unaccompanied youth to the Youth Shelter. The Salvation Army and VOA assisted with setup of a white flag center this past winter. Faith organizations and local volunteers provided the services needed to shelter these individuals.

The New Albany Township Trustee provides rental assistance to individuals and families that are at-risk of becoming homeless due to pending eviction. Utility assistance is also available for those individuals and families that have been served a notice of utility shut off.

The New Albany Housing Authority bumps anyone homeless or at imminent risk of becoming homeless to the top of the waiting list for housing. All of these agencies are members of SIHI and share services as needed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

St. Elizabeth's Affordable Supportive Housing Program has 9 separate units with 26 beds and assists parenting female head of households moving toward permanent housing. Case management is also provided. The Volunteers of America (VOA) provides supportive services (vocational, educational, counseling, etc.) for Veteran Families promoting housing stability among very low-income veteran families who reside in or are transitioning to permanent housing within 90 days. Limited financial resources prohibit the City of New Albany from supporting any one project or program with a significant amount of funds. The City will support the New Albany Housing Authority with rental creation for low-income households to make more units affordable to those at risk of homelessness. The City's Emergency Repair Program and Repair Affair Programs assist low-income homeowners with repairs that if not done might make the property uninhabitable. These repairs sustain the home and allow the homeowners to stay in their house. The City of New Albany's Freedom 101 Program funded this year will assist individuals being released from the Floyd County Corrections with life skills to avoid homelessness.

Volunteers of America of Louisville & Southern Indiana's HOPWA (Housing Opportunities for Persons with AIDS) program provides emergency financial assistance to individuals with HIV/AIDS who are at risk of becoming homeless or losing their utility services. In addition to housing and utilities assistance, HOPWA also provides a variety of resources to clients to help them achieve long-term housing stability, including financial management classes, legal assistance, career opportunities and nutritional

supplement options.

Both Floyd & Clark County Health Departments offer free HIV and Hep C testing and education, condoms, dental dams, and clean works kits to clients. Clark County Health Department in cooperation with Hoosier Hills Aids Coalition administers a comprehensive HIV/STD Program and integrated services to Clark & Floyd counties that include free substance abuse counseling and case management. Long and short term rental assistance, food and transportation are also provided.

Baptist Health Floyd has a Step One Service provided to adults requiring medical management of withdrawal symptoms from alcohol and/or opioids.

Three tax credit properties currently serve low-income residents including the elderly in the City of New Albany. St. Edward Court situated in the downtown area having easy access to amenities has 50 units set aside for low-income residents. Valley Ridge Apartments has an additional 95 units set aside and is on the bus (TARC) route which makes it easily accessible for those without regular transportation. Brookview Glen Apartments is situated within a half mile of the Valley Ridge location and therefore is accessible to transportation as well. Brookview has 66 affordable senior housing units with 3 units set aside for transient housing for the homeless. Another tax credit property (Hellenic Senior Living) recently opened with 125 units in the City of New Albany specific to serve lower income seniors.

Discussion

Social service providers, including those who serve the homeless and people with special needs, rely on other sources of funding. There are many agencies that receive financial support from the Metro United Way and some of those agencies also apply to the State of Indiana for other resources, such as the McKinney Vento Homeless Assistance Grants. For many of the social service agencies, private resources fill in most of the budget needs, with public funding covering smaller gaps in operating and programmatic costs. The City of New Albany will continue to support those agencies in seeking other funding to meet their program needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's Comprehensive Plan calls for assistance for affordable housing providers in the development of affordable housing throughout the planning jurisdiction. HUD recognizes a few universal barriers such as local and State building and zoning regulations. Affordable housing often has the image of 1950's public housing however; affordable housing means that every household spends less than 30% of its gross income towards their total housing costs.

The City is working to reduce the number of project based public housing and replace with voucher-based units dispersed throughout the planning jurisdiction.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The New Albany City Plan Commission (NACPC) was the advisory board for the Comprehensive Plan in which the City adopted an 8% commitment of affordable housing units for each development that the City becomes partners with a developer. The City's Board of Zoning Appeals has supported the development of affordable housing by granting variances or exceptions to zoning requirements in cases where affordable housing was planned. To help the community overcome barriers to affordable housing development the City will strive to support the most vulnerable households achieve self-sufficiency, invest in public infrastructure improvements in low-income neighborhoods, and improve institutional structure and coordination across the community.

Discussion:

Transportation options are an important factor for affordable housing developments and should be considered when targeting areas. For-profit developers must partner with non-profit service agencies to connect services. Amenities, such as grocery stores, health care and employment options in the area are important. Advocates with a positive perception of affordable housing are needed to inform the public.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of New Albany has developed goals and objectives that are addressed in AP-20 and AP-35. Under each goal is a list of priorities and strategies that will meet needs established in the 2015-2019 Consolidated Plan. The City has obligated 69% of the budget to upgrade deteriorating infrastructure and public facilities in the community.

Actions planned to address obstacles to meeting underserved needs

FY2018 funding will be directed to programs and projects that meet the following criteria:

- Create a visual and safety impact in the neighborhood, particularly in infrastructure projects
- Create a quality of life impact, particularly through improved park facilities
- Demonstrate a significant need
- Benefit a special need, and/or person at-risk of homelessness
- Meet the goal of the Consolidated Plan and are eligible under HUD rules

Activities that meet all of the criteria above receive the highest priority, reducing the amount of funding spent on programs or projects that do not meet the underserved communities and households.

Actions planned to foster and maintain affordable housing

The CDBG allocation to the City of New Albany is not enough to cover many projects that the City desires to fund. The Emergency Repair and Repair Affair Programs both allow homeowners to remain in their homes by assisting with repairs that might have otherwise left the property uninhabitable. The NSP Phase 2 is currently rehabilitating properties and will continue to rehab vacant and foreclosed properties as funding becomes available. The City will contribute property to the NSP Phase 2 and Habitat for Humanity for rehabilitation and/or new construction for affordable housing units. As mentioned previously, the City intends to commit to 8% of affordable housing units with every development partnership they undertake. Also, see AP-75

Three tax credit properties currently serve low-income residents including the elderly in the City of New Albany. St. Edward Court situated in the downtown area having easy access to amenities has 50 units set aside for low-income residents. Valley Ridge Apartments has an additional 95 units set aside and is on the bus (TARC) route which makes it easily accessible for those without regular transportation. Brookview Glen Apartments is situated within a half mile of the Valley Ridge location and therefore is accessible to transportation as well. Brookview has 66 affordable senior housing units with 3 units set aside for transient housing for the homeless. The newest tax credit property (Hellenic Senior Living)

recently opened with 125 units to serve low-income seniors.

Actions planned to reduce lead-based paint hazards

The Floyd County Health Department recommends that children six (6) years old and under be screened for lead, particularly those living in, regularly visiting or attending a child care facility built before 1978. The Health Department provides guidance to address any concerns parents might have as well as guidance abating and/or cleaning up lead based paint hazards.

Emergency Repair Program funding for owner-occupied assistance will address and work to resolve lead based paint hazards found in the home if applicable. All rehab work will be done in compliance with the Environmental Protection Agency's lead based paint rules and regulations.

Actions planned to reduce the number of poverty-level families

Tackling poverty is the most important factor in reducing social exclusion and improving the lives of our residents. The City in partnership with the social service and housing provider community, will strive for the goals and strategies below to help households stay out of poverty and/or be self sufficient:

- Promote economic empowerment by supporting facilities, services, and activities aimed at developing self-sufficiency such as, childcare, healthcare, youth enrichment programs.
- Assist businesses with improvements and job creation
- Promote Section 3 opportunities
- Provide affordable housing opportunities
- Advocate for fair housing

Actions planned to develop institutional structure

Through administrative efforts and partnerships with community agencies and groups such as Southern Indiana Housing Initiatives, New Albany Housing Authority, Subrecipients, and other City departments such as the Parks Department, Planning & Zoning, etc., the City works towards building capacity and coordination of services for low-and moderate-income households. Private industry will be utilized to engineer & design public facility improvements. The City will continue to foster partnerships between for-profit, not-for-profits in the expansion of the supply of safe and affordable housing. The non-profit sector will also be involved in the delivery of services to youth and housing rehabilitation.

Actions planned to enhance coordination between public and private housing and social service agencies

As mentioned above the City connects to social service agencies through SIHI and HCSI. New Directions Housing Corporation is one of the City's subrecipients and a Neighbor Works organization. Directors of Redevelopment and the City Plan Commission will continue to coordinate with the New Albany

Housing Authority. The City will continue to support and expand efforts to build capacity with members of other local housing providers.

Discussion:

The FY18 Annual Action Plan addresses many goals, objectives and strategies as above-referenced. The City certifies it will affirmatively further Fair Housing Choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis. The City is committed to ensuring fair housing choice for all residents within its jurisdiction and updated the Analysis of Impediments to Fair Housing Choice in January 2015. The Analysis evaluated regulations as to zoning and planning regulations and their impact on housing. The study found the following impediments to fair housing choice exist within the City of New Albany:

- Lack of local capacity and coordination to address discrimination
- Lack of public awareness and education
- Lack of local reporting mechanisms
- Lack of updated website

As a recipient of CDBG funds, New Albany, has taken appropriate actions to overcome the above-referenced effects of the impediments identified within this plan and maintain records reflecting the analysis and actions taken. The City continues to be an advocate for fair housing and has updated the fair housing page on the City's website. The Fair Housing Officer has conducted educational workshops and is conducting two additional educational classes in partnership with the New Albany Housing Authority this year. Funding has been set aside in the FY18 Plan to provide costs related to the Fair Housing education that will continue in FY18.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City of New Albany will serve as an advocate for other agencies seeking funding to bring additional resources to the community as needed. The City anticipates carrying over approximately \$566,553 from Fiscal Year 2017 and depositing \$600 in program income. These funds are included on an attachment to the Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

The City specifies that the aggregate use of CDBG funds during **one (1)** program year shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period.